

TITLE 12
WILLARD CITY ZONING ORDINANCE

**CHAPTER 12-111 MULTIPLE USE, AGRICULTURAL OR RURAL, AND
RESIDENTIAL DISTRICTS**

Part 12-111-1. Purpose

(1) Multiple Use Districts.

- (a) To establish areas in mountain, hillside, canyon, mountain valley, desert, and other open and generally undeveloped lands where human habitation would be limited in order to protect land and open space resources.
- (b) To reduce unreasonable requirements for public utility and service expenditures.
- (c) To avoid uneconomic and unwise dispersal and scattering of population.
- (d) To encourage use of the land, where appropriate, for forestry, grazing, agriculture, wildlife habitat, and recreation.
- (e) To avoid excessive damage to watershed, water pollution, soil erosion, danger from brush land fires, damage to grazing, livestock raising, and wildlife values.,
- (f) To promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the community.

This District is referred to as MU-40, minimum lot size: 40 acres.

(2) Rural Districts

To promote and preserve, in appropriate areas, conditions favorable to agriculture and to maintain green belt open spaces. These Districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the District from the intrusion of uses inimical to the continuance of agricultural activity. Included in these districts are Rural Developments for people who wish to be in a rural district, but are not primarily engaged in agriculture. These Districts are referred to as:

- a) A-5, minimum lot size: 5 acres
- b) A-3, minimum lot size: 3 acres

Planned Unit Development is a conditional use and will be allowed in these districts.

(3) Residential Districts.

To promote and preserve, in appropriate areas, conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities. These Districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

- a) R-1/2, minimum lot size: ½ acre
- b) R-1, minimum lot size: 1 acre

12-111-2. Codes and Symbols

The following sections of this Chapter, uses of land or buildings which are allowed in the various Districts are shown as "**Permitted Uses**", indicated by a "**P**" in the appropriate column, or as "**Conditional Uses**", indicated by a "**C**" in the appropriate column. If a use is not allowed in a given district it is either not named in the use list or it is indicated in the appropriate column by a dash, "-". If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or acres required, or by the letter "**A**". If the regulation does not apply, it is indicated in the appropriate column by a dash, "-".

12-111-3. Uses

No building, structure or land shall be used and no building or structure shall be hereafter erected structurally altered, enlarged or maintained in the multiple use, rural, or residential districts except as provided in this Ordinance. (**See Table I**)

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TABLE I	MU-40	A-3	A-5	R-1/2	R-1
1. Accessory buildings and uses customarily incidental to permitted uses...	P	P	P	P	P
2. Accessory uses and buildings customarily incidental to conditional uses...	C	C	C	C	C
3. Temporary buildings, for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work...	C	C	C	C	C
4. AGRICULTURE AND FORESTRY					
a. Agriculture, except grazing and pasturing of animals	P	P	P	P	P
b. Agriculture, including grazing and pasturing of animals	C	P	P	P	P
c. Agriculture, business or industry	C	C	C	C	C
d. Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises	P	P	P	P	P
e. Nursery or green house, wholesale or retail	C	P	P	P	P
f. The tilling of the soil, the raising of crops, horticulture and gardening	C	P	P	P	P
g. Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales	C	C	P	C	C
h. Forestry, except forest industry	P	P	P	P	P

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TABLE I	MU-40	A-3	A-5	R-1/2	R-1
i. Forest industry, such as a sawmill, wood products plant, or others	C	-	-	-	-
5. APIARY	P	C	P	C	C
6. AVIARY	P	P	P	P	P
7. PLANNED UNIT DEVELOPMENT (PUD) OR CLUSTER SUBDIVISION OF SINGLE FAMILY DWELLINGS:					
a. Provided that the residential unit density of the total parcel is not increased above two units per acre.	C	C	C	C	C
b. Provided that the area, in acres, of the total parcel is not less than thirteen acres.	A	A	A	A	A
8. DUDE RANCH; family vacation ranch	C	-	C	-	-
9. DWELLINGS:					
a. Single-family dwelling	C	C	C	P	P
b. Multi-family dwelling	C	C	C	C	C
c. Seasonal Home or Cabin	C	-	-	-	-
d. Farm or Ranch Housing	C	C	C	-	-
e. Manufactured Housing	C	C	C	P	P
f. Mobile Homes					
1) When located in a mobile home park or subdivision	P	P	P	P	P
2) When not located in a mobile home park or subdivision	-	-	-	-	-
10. Home occupation	C	C	C	C	C
11. Household Pets	P	P	P	P	P
12. Kennel	-	-	C	-	-
13. Power generation	C	P	P	P	P
14. Private park or recreational grounds or private recreational camp or resort, including accessory or	C	-	C	-	-

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TABLE I	MU-40	A-3	A-5	R-1/2	R-1
supporting dwellings or dwelling complexes and commercial service uses which are owned or managed by the recreational facility to which it is accessory					
15. Public and quasi-public					
a. Churches	-	-	-	C	C
b. Parks, golf courses, swimming pools and other recreation areas	-	-	-	P	P
c. Public buildings	-	-	-	C	C
d. Private schools	-	-	-	C	C
16. Public stable, riding academy or riding ring, horse show barns or facilities	C	-	P	-	-
17. Residential Housing Developments					
a. Mobile home park	C	-	C	C	C
b. Mobile home subdivision	C	-	C	C	C
c. Subdivisions and Planned Unit Developments.	C	C	C	C	C
18. Signs (See Sign Ordinance 12-115)					

12-111-4. Setback and Height Regulations. (See Table II)

TABLE II	MU-40	A-3	A-5	R-1/2	R-1
1. AREA REGULATIONS. The minimum lot area in acres for any main use in the districts regulated by this chapter shall be...	40	3	5	1/2	1
2. WIDTH REGULATIONS. The minimum width in feet for any lot in the districts regulated by this chapter except as modified by planned unit developments or cluster subdivisions, shall be...	660	200	270	100	150

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TABLE II	MU-40	A-3	A-5	R-1/2	R-1
3. FRONTAGE REGULATIONS: The minimum frontage in feet for any lot in the districts regulated by this chapter on a public street or a private street approved by the governing body shall be ...	100	100	100	100	100
<u>Exception: Or as a 2 lot in-fill subdivision within the city limits between 300 North to 300 South and 300 East to 200 West. A subdivided lot must have 1 (one) lot with 100 ft. frontage and the second lot must have a minimum of 85 ft. and maintain the ½ acre minimum area requirements. R ½ Zone only. See Chapter 12-102-(3) Supplemental and Qualifying Regulation</u>	60	<u>50</u>	50	85	40
Exception: The minimum frontage in feet for a lot in a planned unit development or an odd-shaped lot that meets the width requirements above, may, upon approval of the governing body, be reduced to:	60	50	50	40	40
4. FRONT YARD REGULATIONS. The minimum depth in feet for the front yard for main buildings in districts regulated by this chapter shall be...	25	30	30	30	30
Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings, otherwise they shall be set back at least ten feet in the rear of the main building.	A	A	A	A	A
5. REAR YARD REGULATIONS. The minimum depth in feet for the rear yard in the districts regulated by this chapter shall be...					
For main buildings...	60	30	60	30	30
For accessory buildings...	60	10	60	10	10
Except on corner lots two front and two rear yards are required...	A	A	A	A	A
6. SIDE YARD REGULATIONS. The minimum side yard in feet for any dwelling or other main or accessory buildings regulated by this chapter shall be...	60	10	10	10	10

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TABLE II	MU-40	A-3	A-5	R-1/2	R-1
A total width of the two required side yards of not less than...	120	50	100	25	25
Provided the small width of each side yard shall not be contiguous with the neighbor's small-width side yard...	A	A	A	-	-
Except that private garage and other accessory buildings located in the rear and at least ten feet behind the main building, shall have a side yard of not less than.	3	3	3	3	3
Except that structure may not be placed on utility easements.	A	A	A	A	A
Provided the drainage from any roof shall not fall on the adjacent property...	A	A	A	A	A
Provided that no private garage or other accessory buildings shall be located closer to a main structure on an adjacent lot than...	10	10	10	10	10
Except on corner lots two front and two rear yards are required...	A	A	A	A	A
7. HEIGHT REGULATIONS. The maximum height for all buildings in districts regulated by this chapter shall be...					
In feet...	35	35	35	35	35
In number of stories...	2.5	2.5	2.5	2.5	2.5
8. COVERAGE REGULATIONS. The maximum coverage in per cent for any lot in the districts regulated by this chapter shall be...	-	20	-	20	20